



Highfield Close | London, SE13 6UJ

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Asking Price £375,000

Leasehold

Highfield Close, London

A rare opportunity to acquire a wonderfully bright and spacious apartment with large communal gardens in a prime part of Hither Green, steps away from Mountsfield Park, in a quiet residential street.

Beautifully presented throughout, this property comprises an entrance hallway, two double bedrooms, a bathroom, a large living area and a separate kitchen.

The property also benefits from a secure intercom entry system, an allocated parking bay, a private loft space, which is fantastic for extra storage and beautiful communal gardens with direct access from the communal staircase.



Interior

ENTRANCE HALL: Entrance door, laminated wood floor, covings, built in storage cupboard, entry phone system, loft hatch, access to all rooms.

RECEPTION ROOM: 4.95m x 3.79m (16'3" x 12'5") Three double glazed windows, laminate wood floor, radiator, covings, access to kitchen.

KITCHEN: 3.10m x 1.96m (10'2" x 6'5") Double glazed window, range of wall and base units, integrated electric oven and gas hob, stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, tiled splash back and vinyl floor.

BEDROOM 1: 4.74m x 2.80m (15'7" x 9'2") Double glazed window, laminate wood floor, radiator, built in wardrobe.

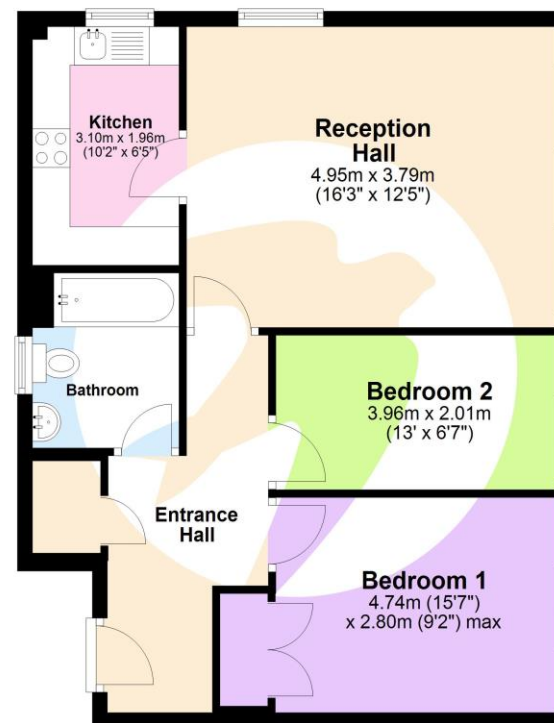
BEDROOM 2: 3.96m x 2.01m (13' x 6'7") Double glazed window, laminate wood floor, radiator.

BATHROOM: Frosted double glazed window, panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls and fully tiled floor.

Property Features

- Two bedrooms
- Large living area
- Separate kitchen
- Exclusive loft storage
- Top floor with high ceilings
- Prime parkside location
- Allocated parking bay
- Close to local amenities and transport links
- Total floor area: 60m²= 646ft² (guidance only)

Top Floor



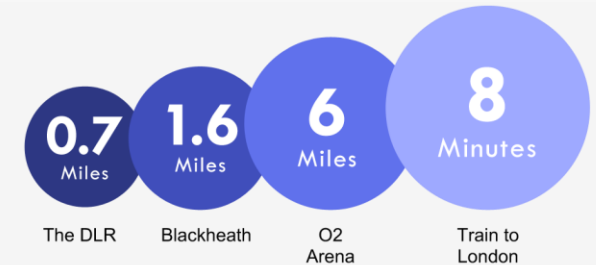
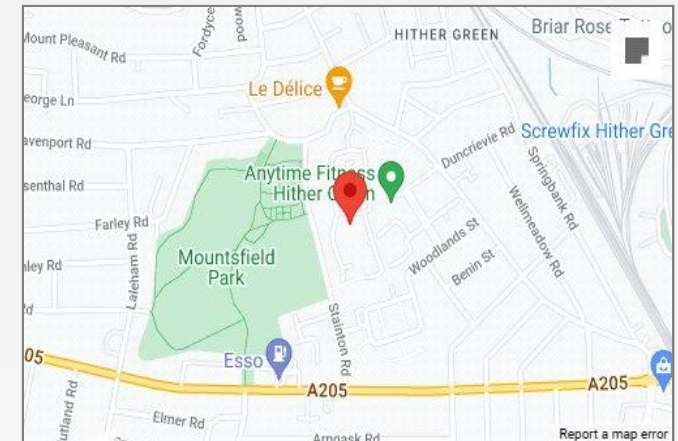
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

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*All distances from branch postcode. Train time from nearest station.

Location

The property is located in the ever-popular leafy Hither Green area famous for its outstanding primary schools and excellent transport links. Served by three main train lines the area is popular with commuters as journeys to Central London take as little as 10 minutes. Access to Canary Wharf/Bank (via the DLR) is available via Lewisham Station, which can be reached by train in 4 minutes. The property is a stone throw away from two superb green areas - Manor House Gardens and Mountsfield Park - one of London's best open spaces and home of the annual People's Day.

Leasehold Information

Length of Lease: 125 Years from 29th Sep 1996*
Time remaining on lease: Approx. 97 Year*
Service Charge: £1,100 per Year*
Ground Rent: £135 per Year*
Ground Rent Review Period: 2047 - £190 per Year*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band C (£1,811.54 pa)
EPC Rating: C

FOR MORE INFORMATION
CONTACT US TODAY.

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